
REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 18, 2017**

FROM: **General Manager, Engineering** PROJECT: **1716-7110**
General Manager, Parks, Recreation & Culture FILE: **R17-0013**

SUBJECT: **Acquisition of Property at 10475/10477 - 144 Street for the 105 Avenue for Road and Park Purposes**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the purchase of the strata titled property located at 10475/10477 - 144 Street (PID No.'s 003-353-486 and 003-353-508) for the purposes of accommodating a section of the future 105 Avenue alignment, future widening of 144 Street and for future park.

BACKGROUND

Property Description

The property at 10475/10477 - 144 Street (the "Property"), as illustrated on the map attached as Appendix "1", is a rectangular shaped parcel with a size of 940 m² (10,118 ft.²). The Property is zoned RF (Single-Family Residential Zone) and is located along the eastern and southern edge of Hawthorne Park, and on the west side of 144 Street. The Property is improved with a fourplex that was originally constructed as a duplex in 1985.

Zoning, Plan Designations and Land Uses

The Property is currently zoned Single-Family RF and designated Multiple Residential in the Official Community Plan ("OCP"). Furthermore, the Property is situated in a Frequent Transit Development Area, which permits higher density developments. The neighbourhood is primarily developed with older single-family dwellings and duplexes, and it is undergoing a gradual transition to higher density multi-family uses.

DISCUSSION

Reason for the Acquisition

The 105 Avenue corridor was included as part of the City's 1986 OCP in the Whalley-Guildford Town Centre Plan area. The original purpose of this road alignment was to accommodate a multi-modal collector road that supported the increasing population from the transition in land use densities from single-family homes to multi-family dwellings. Significant portions of the corridor were envisioned to be delivered through the redevelopment process, which has largely not yet occurred. In 2006, the 105 Avenue alignment was modified resulting in the road corridor between Whalley Boulevard and 150 Street (the "105 Avenue Connector Project") as illustrated on the attached Appendix "II".

The Engineering Department has included the 105 Avenue Connector Project in the current 10 Year Servicing Plan for improving traffic and alternative modes of transportation between City Centre and Guildford. The timelines for the delivery of the 105 Avenue Connector Project have now been advanced to support the anticipated start of construction for Light Rail Transit (“LRT”) along 104 Avenue, as identified in the Regional Mayors’ Vision for Transit. The 105 Avenue Connector Project will provide an alternate and parallel corridor to 104 Avenue for local neighbourhood access and circulation during and after LRT construction, as well as providing a continuous multi-modal corridor.

Attached to this report as Appendix “III” is an extract of the 105 Avenue Connector Project that illustrates the road alignment in relation to the Property. Approximately 44% (413.6 m² or 4,452 ft.²) of the Property is required for the 105 Avenue Connector Project road alignment and future widening of 144 Street, and the City is intending to re-designate the remaining northern 56% of the Property (526.4 m² or 5,666 ft.²) as parkland, contributing to Hawthorne Rotary Park.

Contract of Purchase and Sale

A purchase and sale agreement (the “Agreement”) has been negotiated with the owners of the Property. The Agreement value conclusion is supported by an appraisal that was completed by an independent appraisal firm and reviewed by a staff appraiser. The Agreement is subject to City Council approval on or before June 12, 2017. Sale completion will take place upon registration of transfer documentation in the Land Title Office.

Funding the Purchase

The Finance & Technology Department has confirmed that funds for this acquisition are available in the 105 Avenue Connector Project - Strategic Acquisition Fund.

SUSTAINABILITY CONSIDERATIONS

The proposed acquisition supports the objectives of the City’s Sustainability Charter. In particular, the acquisition relates to the Sustainability Charter themes of Built Environments and Neighbourhoods, Infrastructure, and Ecosystems. Specifically, the acquisition supports the following Desired Outcomes:

- Neighbourhoods and Urban Design SD4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods;
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations; and
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

CONCLUSION

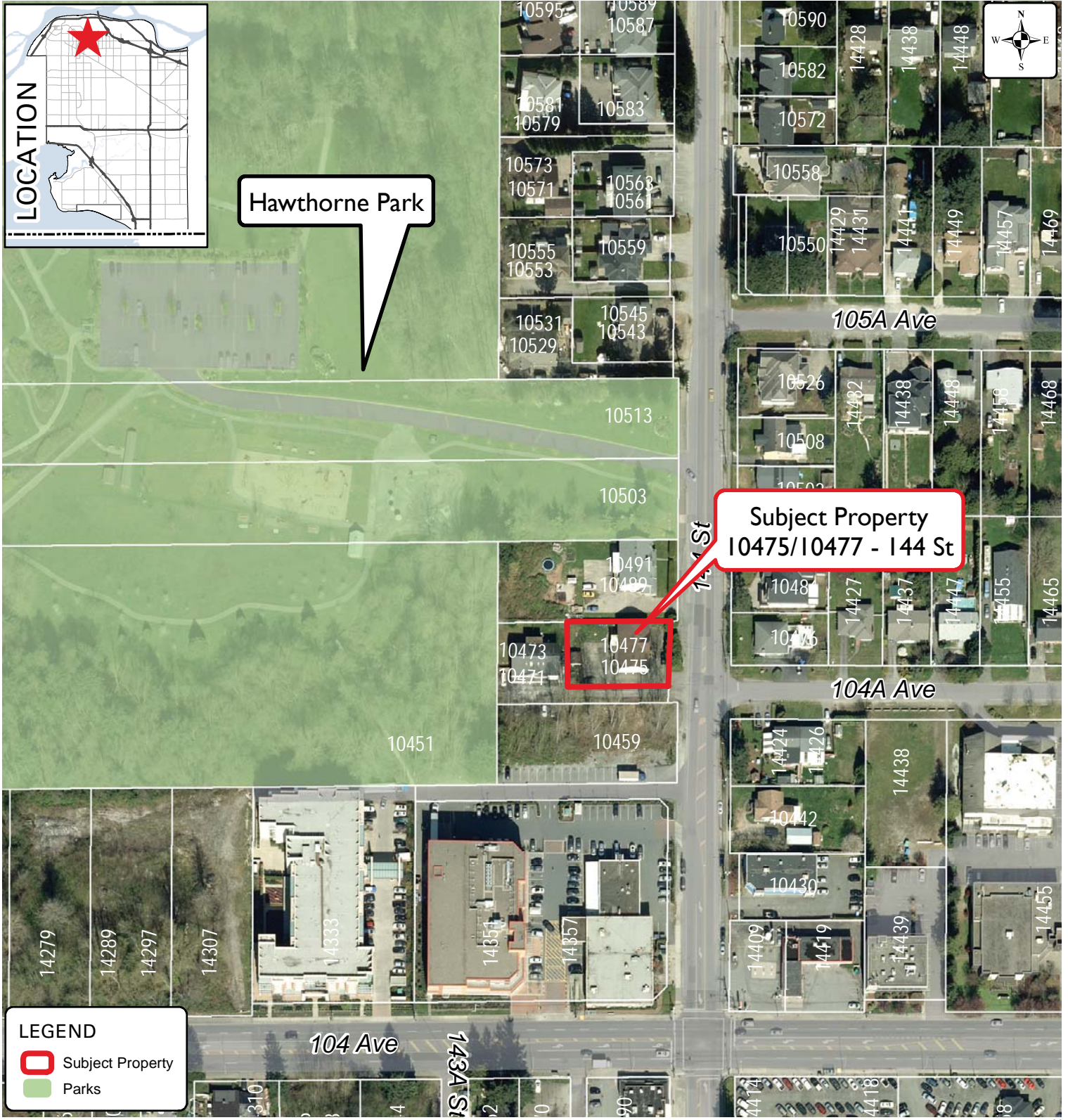
The terms of the Agreement are deemed reasonable. This acquisition will assist in providing a combination of land for the future extension of 105 Avenue, future widening of 144 Street and parkland, as envisioned in the 105 Avenue Connector Project.

Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

EF/amg/cc

Appendix "I" - Aerial Photograph of the Property (10475/10477 - 144 Street)
Appendix "II" - 105 Avenue Connector Project (between Whalley Boulevard and 150 Street)
Appendix "III" - Extract of 105 Avenue Connector Project and Hawthorne Park Map



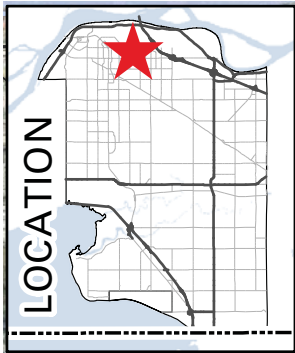
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SUBJECT PROPERTY
10475/10477 - 144 ST

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office. Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\AP_10475-77_144St_AP1.mxd



LEGEND

- 105 Ave Alignment
- Existing Road
- Parks

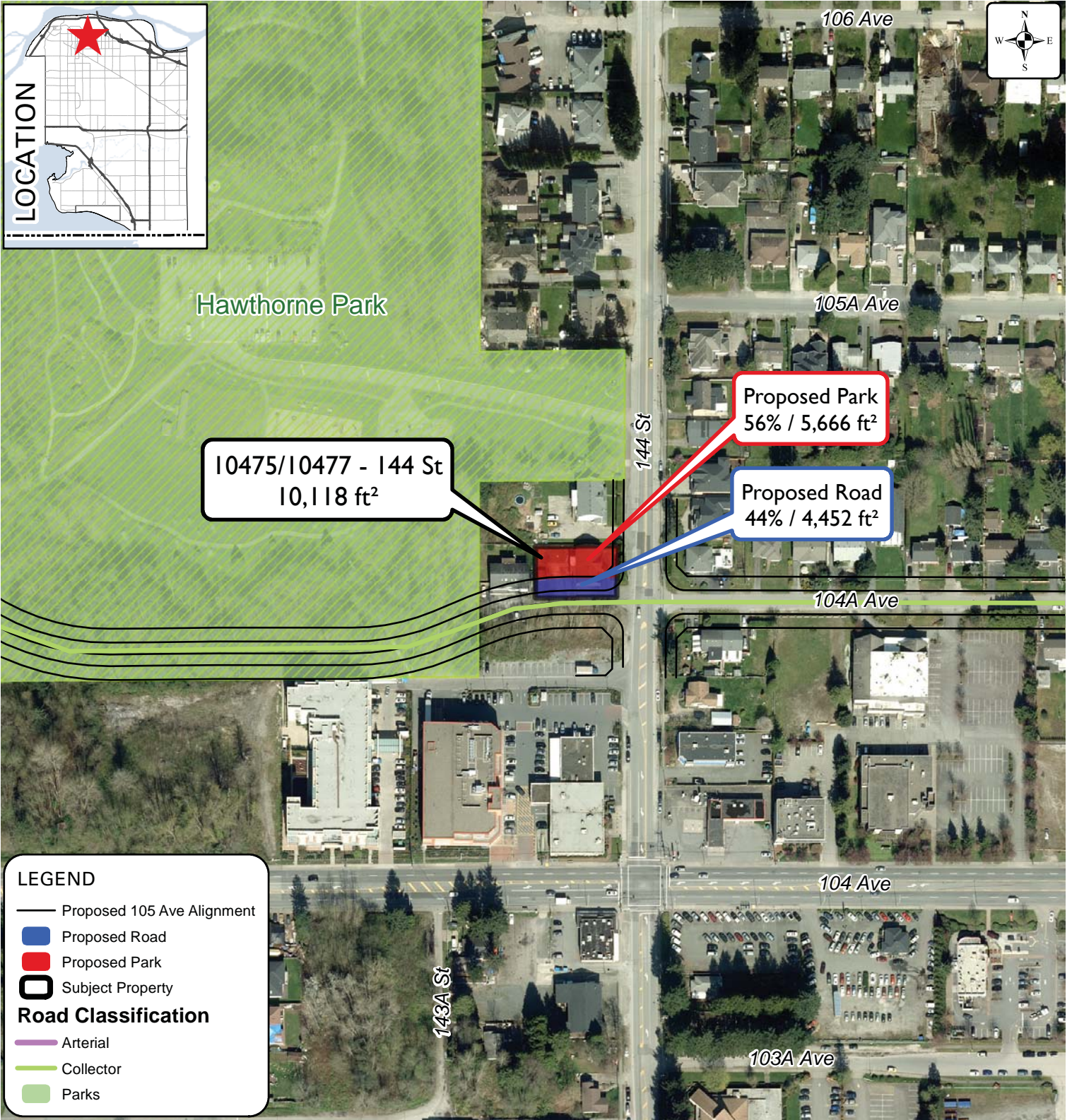
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105 Ave Connector: Whalley Boulevard to 150 Street

**ENGINEERING
DEPARTMENT**

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Produced by GIS Section: 02-May-2017, P123723

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,500 0 30 M



Extract of the Proposed 105 Avenue Connector Project and Hawthorne Park

ENGINEERING DEPARTMENT

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